

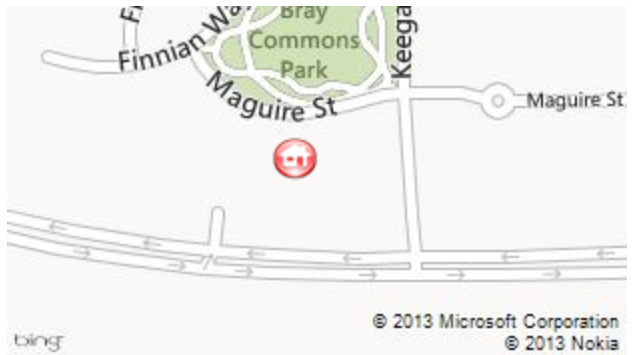


RESIDENTIAL Condo

List Price
\$301,421

Status
New

Virtual Tour Link



08/25/2013 Print/email this listing:

3240 MAGUIRE WAY

Unit: 416

DUBLIN, CA 94568

MLS Number: **40629070**

One Story

Area: 4100

Orig. Price: \$301,421

Sold Price:

DMLS: 0

CDMLS: 0

List Date: 8/23/2013 Off Mkt Date:

Pend Date:

COE Date:

DOM: 2

CDOM: 2

PROPERTY INFORMATION AND PUBLIC REMARKS

Bedrooms: 1 Yr Blt: 2004 Garage: Yes
Baths/Par: 1 / 0 Age: 9 Spaces: 1
Sq Ft: 840 Acres: 0.00000 Fireplaces: 0
Source: Public Records Lot SF: 0 Pool: Yes
D/N/S: THE TERRACES Total Rms: 3
Bldr/Arch: Toll Brothers New Subdiv:
Model: List \$/SqFt: \$359

Great 1 bed/1 bath condo. Great floor plan, nicely maintained, granite countertops, surround sound, private balcony plus so much more. Built in bookshelves. Convenient location on courtyard level. Walk to BART. Close to shopping, movies and relaxation. "BELOW MARKET RATE Unit, Income Restrictions

COMMON PROPERTY AND HOA INFORMATION

No. of Units: 200 Complex: THE TERRACES
Unit's Floor: 4 Type Own: %OwnOcc: 79 TIC%:
PETS Allowed - Yes
UNIT FEATURE Elevator Building, Levels in Unit - 3+, Unit Faces Street

HOA?: Yes Name: DUBLIN RANCH 925-405-4900

Fee: \$ 309 Monthly Litigation: No Trans Fee: Paid by Buyer
HOA AMENITIES Club House, Greenbelt, Gym/Exercise Facility, Security Gate, Spa, Other

HOA DOCUMENTS Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs

HOA FEES INCLUDE Common Area Maint, Exterior Maintenance, Hazard Insurance, Management Fee, Reserves, Security/Gate Fee, Trash Removal

New Sbdv:

Sales Ofc:

SHOWING AND LISTING INFORMATION

Confid. NO SHOW UNTIL MON 8/26 "BELOW MARKET RATE Unit, INCOME RESTRICTIONS APPLY,
Remarks: http://www.ci.dublin.ca.us/index.aspx?NID=472 for qualifications. Text agent w/ questions 925-858-3661 See viewing times.

Occ. By: Owner Name: Erik Occupant Phone: 925-337-2510 Supra Yes Supra on 8/26

Show Info: M-F 9-3 go, call w/1 hr notice 24 Hr. Notice Req'd? No Associated Docs Available: 0

Directions: Dublin Blvd- Left on Keegan-left on Maguire Cross St: Keegan

List Type: Excl Right Comp Selling Ofc: 2.5

List Ofc: J. Rockcliff Realtors Inc. - Office: (925) 280-8500

List Agt: Lisa Alsup - Agt: (925) 858-3661

Co-List: lalsup@rockcliff.com

Zoning: 1004 APN: 985004707300 Census Tract: 0.0 Point of Sale Ord.: No City Transfer Tax: No

OTHER FEATURES

BATH NON-MSTR INCLUDE Stall Shower, Sunken Tub, Tile, Updated Baths

COOLING Ceiling Fan(s), Central 1 Zone A/C, Whole House Fan

CONSTRUCTION STATUS Existing

DISABLED FEATURES None

DISCLOSURES Nat Hazard Disclosure, Other - Call/See Agent

EQUIPMENT ADDITIONAL Dryer, DSL/Modem Line, Fire Alarm System, Fire Sprinklers

, Stereo Speakers Built-In, Washer, Water Heater Gas, Window Coverings, Other

EXTERIOR Stucco

FIREPLACES None

FLOORING Linoleum, Tile, Wall to Wall Carpeting

GARAGE/PARKING Covered Parking, Garage Parking, Int Access From Garage, Parking Spaces, Security, Space Per Unit - 1, Underground Parking, Guest Parking, Parking Area

HEATING Forced Air 1 Zone

INSPECTIONS/REPORTS None

KITCHEN FEATURES 220 Volt Outlet, Breakfast Bar, Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Microwave, Refrigerator, Self -Cleaning Oven, Updated Kitchen

LAUNDRY 220 Volt Outlet, Dryer, In Closet, Washer, In Unit

LEVEL - STREET Other, Main Entry

LEVEL - UPPER 1 Bedroom, 1 Bath, Main Entry

LOT DESCRIPTION Close To Clubhouse, Corner, Regular

POOL Community Fclty

POSSESSION COE

ROOF Tile

ROOM - ADDITIONAL Atrium, Dining Area

STYLE Contemporary

TERMS Conventional, FHA, VA, Other

WATER/SEWER Sewer System - Public, Water - Public

VIEWS Hills, Mt Diablo, Park

YARD DESCRIPTION Patio Covered, No Yard

School Dist: Dublin (925) 828-2551

Elem: Call School District

Jr Hi: Call School District

Sr Hi: Call School District

Sold By:

Sale Price: Sale \$/Orig \$: % Sale \$/Last \$: % List \$/SF: \$ \$359 Sale \$/SF: \$ CDMLS: 0 CDOM: 2

Credits: Sold Agent BRE#: # of offers: Sale Terms:

Prepared By: Lisa Alsup

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